

ARTICLE VIII: SITE PLANNING AND GENERAL DEVELOPMENT PROVISIONS

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..... [VIII - 1](#)

Chapter 19.545 [VIII - 5](#)

Density Bonus [VIII - 5](#)

19.545.010 *Purpose* [VIII - 5](#)

19.545.020 *Regulations for New Residential Construction* [VIII - 5](#)

19.545.030 *Regulations for Condominium Conversions* [VIII - 7](#)

19.545.040 *Regulations for Land Donation* [VIII - 8](#)

19.545.050 *Incentives, Concessions and In-Lieu Incentives* [VIII - 9](#)

19.545.060 *Parking Standards Incentive* [VIII - 11](#)

19.545.070 *Continued Affordability* [VIII - 11](#)

19.545.080 *Affordable Housing Agreement* [VIII - 12](#)

~~19.545.050~~ *Equivalent In-lieu Incentives and Additional Incentives* [VIII - 14](#)

~~19.545.070~~ *Procedures for Waiving or Modifying Development Standards for Density*

Bonus Developments [VIII - 15](#)

19.545.090 *Eligibility Requirements* [VIII - 15](#)

~~19.545.100~~ [VIII - 15](#)

19.545.110 *Management and Monitoring of Affordable Rental Units*

..... [VIII - 15](#)

19.545.120 *Density Bonus for Childcare Facilities* [VIII - 15](#)

19.545.130 *Appeals* [VIII - 16](#)

Chapter 19.550 [VIII - 17](#)

Fences, Walls and Landscape Materials [VIII - 17](#)

19.550.010 *Purpose* [VIII - 17](#)

19.550.020 *Prohibited Materials* [VIII - 17](#)

19.550.030 *Height and Location Provisions* [VIII - 17](#)

19.550.040 *Fences, Walls and Hedges Not in Compliance* [VIII - 18](#)

19.550.050 *Sight Clearance Requirements* [VIII - 19](#)

19.550.060 *New Residential Construction* [VIII - 19](#)

Chapter 19.554 [VIII - 20](#)

Trash/Recyclable Materials Collection Area Enclosures [VIII - 20](#)

19.554.010 *Purpose* [VIII - 20](#)

19.554.020 *Design and Development Standards* [VIII - 20](#)

Chapter 19.555	<u>VIII - 22</u>
<i>Outdoor Equipment Screening</i>	<u>VIII - 22</u>
19.555.010 Purpose	<u>VIII - 22</u>
19.555.020 Design and Development Standards	<u>VIII - 22</u>
Chapter 19.556	<u>VIII - 24</u>
<i>Lighting</i>	<u>VIII - 24</u>
19.556.010 Purpose	<u>VIII - 24</u>
19.556.020 Design and Development Standards	<u>VIII - 24</u>
Chapter 19.560	<u>VIII - 25</u>
<i>Building Height Measurement</i>	<u>VIII - 25</u>
19.560.010 Purpose	<u>VIII - 25</u>
19.560.020 Height Measurement	<u>VIII - 25</u>
19.560.030 Exceptions to Height Limits	<u>VIII - 26</u>
Chapter 19.570	<u>VIII - 27</u>
<i>Water Efficient Landscaping and Irrigation</i>	<u>VIII - 27</u>
19.570.010 Purpose	<u>VIII - 27</u>
19.570.020 Applicability	<u>VIII - 27</u>
19.570.030 General Landscaping Standards	<u>VIII - 27</u>
19.570.040 Provisions for the Review and Certification of Landscaping and Irrigation	<u>VIII - 28</u>
19.570.050 Certificate of Substantial Completion	<u>VIII - 34</u>
19.570.060 Efficient Water Use Educational Program	<u>VIII - 35</u>
19.570.070 Definitions for the Purposes of this Chapter Only	<u>VIII - 35</u>
Chapter 19.580	<u>VIII - 40</u>
<i>Parking and Loading</i>	<u>VIII - 40</u>
19.580.010 Purpose	<u>VIII - 40</u>
19.580.020 Applicability	<u>VIII - 40</u>
19.580.030 Exemptions	<u>VIII - 40</u>
19.580.040 Permit Requirements	<u>VIII - 41</u>
19.580.050 Basic Limitations for Off-Street Parking	<u>VIII - 41</u>
19.580.060 Parking Requirements	<u>VIII - 42</u>
19.580.070 Off Street Parking Location and Type Requirements	<u>VIII - 48</u>
19.580.080 Design Standards	<u>VIII - 54</u>

19.580.090	<i>Parking Lot Landscaping</i>	<u>VIII - 63</u>
19.580.100	<i>Prohibition of Commercial, Heavy or Oversize Vehicle Parking</i>	<u>VIII - 64</u>
19.580.110	<i>Off-Street Loading Requirements</i>	<u>VIII - 65</u>
19.580.120	<i>Maintenance for Off-Street Parking</i>	<u>VIII - 65</u>
19.580.130	<i>Enforcement</i>	<u>VIII - 65</u>
19.580.140	<i>Variances</i>	<u>VIII - 66</u>
Chapter 19.590	<u>VIII - 67</u>
<i>Performance Standards</i>	<u>VIII - 67</u>
19.590.010	<i>Purpose</i>	<u>VIII - 67</u>
19.590.020	<i>Applicability</i>	<u>VIII - 67</u>
19.590.030	<i>Hazardous and Toxic Materials</i>	<u>VIII - 67</u>
19.590.050	<i>Radioactivity</i>	<u>VIII - 68</u>
19.590.060	<i>Electric and Electromagnetic Disturbances and Hazards</i>	<u>VIII - 68</u>
19.590.070	<i>Light and Glare</i>	<u>VIII - 68</u>
19.590.080	<i>Odor</i>	<u>VIII - 69</u>
19.590.090	<i>Noise</i>	<u>VIII - 69</u>
19.590.100	<i>Heat</i>	<u>VIII - 70</u>
Chapter 19.620	<u>VIII - 71</u>
<i>General Sign Provisions</i>	<u>VIII - 71</u>
19.620.010	<i>Authority</i>	<u>VIII - 71</u>
19.620.020	<i>Purpose and Regulatory Scope</i>	<u>VIII - 71</u>
19.620.030	<i>Findings</i>	<u>VIII - 71</u>
19.620.040	<i>Intent</i>	<u>VIII - 71</u>
19.620.050	<i>Basic Policies</i>	<u>VIII - 72</u>
19.620.060	<i>General Provisions</i>	<u>VIII - 74</u>
19.620.070	<i>Office, Commercial and Industrial Building Signs</i>	<u>VIII - 75</u>
19.620.080	<i>Office, Commercial and Industrial Freestanding Signs</i>	<u>VIII - 76</u>
19.620.090	<i>Residential Signs</i>	<u>VIII - 78</u>
19.620.100	<i>Directional Signs</i>	<u>VIII - 78</u>
19.620.110	<i>Drive-Through Restaurant Menu Boards</i>	<u>VIII - 78</u>
19.620.120	<i>Flags</i>	<u>VIII - 79</u>
19.620.130	<i>Hazard Signs</i>	<u>VIII - 79</u>
19.620.140	<i>Historic Signs</i>	<u>VIII - 79</u>
19.620.150	<i>Hospitals</i>	<u>VIII - 81</u>
19.620.160	<i>Murals</i>	<u>VIII - 81</u>
19.620.170	<i>Non-conforming Uses</i>	<u>VIII - 81</u>
19.620.180	<i>O Zone, Assemblies of People – Non-Entertainment, Public Facilities, Schools and All Other Non-Commercial/Non-Residential Uses</i> ..	<u>VIII - 81</u>
19.620.190	<i>Parking Lots and Garages</i>	<u>VIII - 82</u>
19.620.200	<i>Readerboard Signs</i>	<u>VIII - 82</u>
19.620.210	<i>Real Estate Signs</i>	<u>VIII - 84</u>

19.620.220	<i>Service Station Signs</i>	<u>VIII - 84</u>
19.620.230	<i>Temporary Signs</i>	<u>VIII - 86</u>
19.620.240	<i>Prohibited Signs and Sign Elements</i>	<u>VIII - 86</u>
19.620.250	<i>Permits</i>	<u>VIII - 87</u>
19.620.260	<i>Appeals</i>	<u>VIII - 91</u>
19.620.270	<i>Nonconforming Signs</i>	<u>VIII - 92</u>
19.620.280	<i>Enforcement</i>	<u>VIII - 92</u>
19.620.290	<i>Sign Contractors</i>	<u>VIII - 93</u>
19.620.300	<i>Safety Regulations Generally</i>	<u>VIII - 94</u>

Chapter 19.625 [VIII - 96](#)

Private Party Signs on City-Owned Property and the Public Right-of-Way .. [VIII - 96](#)

19.625.010	<i>Scope</i>	<u>VIII - 96</u>
19.625.020	<i>Intent as to Public Forum</i>	<u>VIII - 96</u>
19.625.030	<i>Private Party Signs Generally Banned</i>	<u>VIII - 96</u>
19.625.040	<i>Signs Which Are Exempt From the General Ban</i>	<u>VIII - 96</u>
19.625.050	<i>Temporary Political, Religious, Labor Protest and Other Noncommercial Signs in Traditional Public Forum Areas</i>	<u>VIII - 96</u>
19.625.060	<i>Projection of Temporary Signs Over Public Rights-of-way</i>	<u>VIII - 97</u>
19.625.070	<i>Pedestrian Mall Sidewalk Signs</i>	<u>VIII - 97</u>
19.625.080	<i>Riverside Plaza Sign (Limited Forum)</i>	<u>VIII - 99</u>
19.625.090	<i>Encroachment</i>	<u>VIII - 99</u>
19.625.100	<i>Enforcement</i>	<u>VIII - 99</u>

Chapter 19.630 [VIII - 100](#)

Yard Requirements and Exceptions [VIII - 100](#)

19.630.010	<i>Purpose</i>	<u>VIII - 100</u>
19.630.020	<i>Required Yard Areas by Zones</i>	<u>VIII - 100</u>
19.630.030	<i>Building Setback Measurements</i>	<u>VIII - 100</u>
19.630.040	<i>Permitted Projections into Required Yards</i>	<u>VIII - 104</u>
19.630.050	<i>Residential Rear Yard Paving Requirements</i>	<u>VIII - 105</u>

Chapter 19.545***Density Bonus*****19.545.010 Purpose**

The public good is served by the provision of housing that meets the needs of and affordable to all residents of the City.

- A. It is the purpose of this Chapter to provide incentives to developers for the production of housing affordable to lower-income households, moderate-income households and senior citizens.
- B. It is the purpose of this Chapter to implement the goals, objectives, and policies of the Housing Element of the City's General Plan.
- C. **It is the purpose of this Chapter to increase the availability of child care facilities in the City.**
- D. It is the purpose of this Chapter to implement Sections 65915 through 65918 of the California Government Code.
- E. Nothing in this Chapter is intended to create a mandatory duty on behalf of the City or its employees under the Government Tort Claims Act and no cause of action against the City or its employees is created by this Chapter that would not arise independently of the provisions of this Chapter.

19.545.020 Regulations for New Residential Construction

- A. **Upon written request of an applicant, the City shall grant either a density bonus and at least one additional concession or incentive as set forth in Section 19.545.05060, or in-lieu incentives of equivalent financial value, to an applicant or developer of a housing development of at least five units for residential construction as defined in Section 19.545.020 A 1 or 2 or the applicant or developer of a qualified (senior) housing as defined in Section 19.545.020 A 3 who agrees to construct at least on of the following:**
 - 1. A minimum of **ten** ~~twenty~~ percent **(10%)** of the total units of the housing development as restricted and affordable to low-income households as defined in Section 50079.5 of the Health and Safety Code; or
 - 2. A minimum of **five** ~~ten~~ percent **(5%)** of the total units of the housing development as restricted and affordable to very low income households as defined in Section 50105 of the Health and Safety Code; or
 - 3. **Any** ~~minimum of fifty percent of the total units of the~~ housing development as restricted to qualified (senior) residents as defined in Section 51.3 **and 51.12** of the Civil Code; or

4. A minimum of ~~ten~~ **twenty** percent **(10%)** of the total dwelling units in a **common interest development** ~~condominium project~~ as defined in ~~subsection (f) of~~ Section 1351 of the Civil Code for persons and families of moderate income as defined in Section 50093 of the Health and Safety Code, **provided that all units in the development are offered to the public for purchase.**
- B. **If an applicant exceeds the percentages set forth in Section 19.545.020 A, the applicant shall be entitled to an additional density bonus calculated as follows:**
 1. **For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to lower income households, the density bonus shall be increased by one and a half percent (1.5%), up to a maximum of thirty five percent (35%).**
 2. **For each one percent (1%) increase above the five percent (5%) of the percentage of units affordable to low income households, the density bonus shall be increased by two and half percent (2.5%), up to a maximum of thirty five percent (35%).**
 3. **For each one percent (1%) increase above the ten percent (10%) of the percentage of units affordable to moderate income households, the density bonus shall be increased by one percent (1%), up to a maximum of thirty-five percent (35%).**
- C. ~~Except as provided in Section 19.545.020 (C), in determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, t~~ **The maximum allowable residential yield allowed by the applicable zone for the site shall be multiplied by 0.35 0.25. Any resulting decimal fraction shall be rounded to the next larger integer.**
- D. If the development does not meet the requirements of paragraphs 1, 2 or 3 of Section 19.545.020 A but the applicant agrees or proposes to construct a development that meets the requirements of paragraph 4 of Section 19.545.020 A, a density bonus of at least ten percent (10%) shall be granted unless the applicant elects a lesser percentage. The number of density bonus units would be determined by the method established in Section 19.545.020 ~~BC~~ except the multiplier would be 0.10.
- E. ~~In determining the number of affordable dwelling units to be reserved pursuant to the standards of this Section, the maximum allowable residential yield shall be multiplied by either 0.20, 0.10, 0.50 or 0.20 for low-income households, very low-income households, qualified residents or moderate-income households, respectively, (referring to paragraphs (2), (3) and (4) of Section 19.545.020 (A) in sequence). The density bonus shall not be included when determining the number of housing units, which is equal to ten percent, twenty percent or fifty percent of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.~~
- F. In cases where a density increase of less than ~~thirty-five~~ **twenty-five** percent **(35%)** is requested no reduction will be allowed in the number of target dwelling units required. **Target dwelling units is the number of units that will qualify the development for the density bonus as specified in sections 19.545.020 A and B.**

- G. In cases where the developer agrees to construct both twenty percent of the total units for low income households and ten percent of the total units for very low income households, the developer is entitled to only one density bonus and at least one additional incentive.
- H. The units made available to lower income households, very low income households and moderate income households must be designed and constructed in the same manner as the market rate units, including but not limited to, the inclusion and use of interior and exterior architectural features, building materials, landscaping materials and construction techniques.
- I. A density bonus housing agreement shall be made a condition of the discretionary permits (e.g., tentative maps, planned residential developments, etc.) for all housing developments that request a density bonus and additional incentives, **concessions** or in-lieu incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- J. Any project for which a density bonus is granted under this Chapter is not eligible for an additional density bonus under Chapter 19.780 (Planned Residential Development Permit).

19.545.030 Regulations for Condominium Conversions

- A. The City shall grant ~~either~~ a density bonus, **concession** or ~~in-lieu~~ incentives of equivalent financial value, as set forth in Section 19.545.050~~060~~, to an applicant or developer proposing to convert apartments to condominiums, and who agrees to provide the following:
1. A minimum of thirty three percent (**33%**) of the total units of the housing development as restricted and affordable to low-income or moderate-income households; or
 2. A minimum of fifteen percent (**15%**) of the total units of the housing development as restricted and affordable to lower-income households.
- B. An applicant/developer proposing to convert apartments to condominiums shall be ineligible for a density bonus, **concession** or ~~in-lieu~~ incentives under this Section if the apartments proposed for conversion constitute a housing development for which a density bonus, **concession** or ~~in-lieu~~ incentives were previously provided under this Chapter.
- C. In determining the number of density bonus dwelling units to be granted pursuant to the standards of this Chapter, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by **0.35**~~0.25~~. Any resulting decimal fraction shall be rounded to the next larger integer.
- D. In determining the number of target dwelling units to be reserved pursuant to the standards of this Section, the number of existing apartment units within the structure or structures proposed for conversion shall be multiplied by either 0.33 or 0.15, for low or moderate-income households or lower-income households, respectively. The density bonus shall not be included when determining the number of housing units, that is equal to thirty three

percent (33%) or fifteen percent (15%) of the total units of the housing development. Any resulting decimal fraction shall be rounded to the next larger integer.

- E. In cases where a density increase of less than twenty five percent (25%) is requested, no reduction will be allowed in the number of target dwelling units required.
- F. A density bonus housing agreement shall be made a condition of the discretionary permits (tentative maps, planned unit developments, condominium conversion permits, etc.) for all condominium conversion proposals that request a density bonus, ~~in-lieu~~ **concessions** or incentives. The relevant terms and conditions of the density bonus housing agreement shall be filed and recorded as a deed restriction on those individual lots or units of a project development that are designated for the location of target dwelling units.
- G. Nothing in this Chapter shall be construed to require the City to approve a proposal to convert apartments to condominiums.

19.545.040 Regulations for Land Donation

- A. When an applicant for a tentative subdivision map, parcel map, or other residential development donates land to the City that meets the requirements of this section, the applicant shall be entitled to a fifteen percent (15%) increase above the otherwise maximum allowable residential density under the applicable zoning ordinance and land use element of the general plan for the entire development.
 - 1. The developable acreage and the zoning classification of the land must be sufficient to permit construction of units in and amount not less than ten percent (10%) of the number of residential units of the proposed development; and
 - 2. The units shall be affordable to very low income households.
- B. For each one percent (1%) increase above the minimum ten percent (10%) land donation, the density bonus shall be increased by one percent (1%), up to a maximum of thirty five percent (35%). This increase shall be in addition to any increase in density mandated by 19.545.020 A, the density bonus up to a maximum combined mandated density increase of thirty five percent (35%), if an applicant seeks both the increase required pursuant to this subdivision and 19.545.020.
- C. All density calculations resulting in fractional units shall be rounded up to the next whole number.
- D. Nothing in this Section shall be construed to enlarge or diminish the authority of the City to require a developer to donate land as a condition of development.
- E. An applicant shall be eligible for increased density bonus described in Section 19.545.020 B, if all of the following conditions are met:
 - 1. The land is donated and transferred no later than the date of approval of the final subdivision map, parcel map, or residential development application to the City or

to a housing developer approved by the City and by this time the transferred land shall have all permits and approvals, other than building permits, necessary for the development of the very low income housing, with the exception of any design review that would be allowed pursuant to Government Code section 65583.2(I), as the same may be amended from time to time, if the design has not been reviewed prior to the time of transfer;

2. The zoning classification and general plan designation of the land being transferred is appropriate for affordable housing and the land is or will be served by adequate public facilities and infrastructure;
3. The transferred land is at least one acre in size or of sufficient size to permit development of at least forty (40) units;
4. There must be appropriate zoning and development standards to make the development of the affordable units feasible; and
5. The transferred land is within the boundary of the proposed development. The applicant may submit a written request to the City to allow the transferred land to be located within one-quarter mile of the boundary of the proposed development.

19.545.050 Incentives, Concessions and In-Lieu Incentives

- A. The applicant for a project meeting the requirements of Section 19.545.020 A may submit an application for a Site Plan Review Permit or a Planned Residential Development Permit, as appropriate. The applicant for a project meeting the requirements of Section 19.545.020 A may submit a proposal as part of an application for discretionary permits for specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City makes a written finding, based on substantial evidence, of either of the following:
 1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for targeted units as specified in Section 65915 (c) of the State Government Code.
 2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.
- B. The applicant shall receive the following number of incentives or concessions listed in 19.545.050 C:

1. One incentive or concession for projects that include at least ten percent (10%) of the total units for lower income households, at least five percent (5%) for very low income households, or at least ten percent (10%) for persons and families of moderate income in a common interest development.
 2. Two incentives or concessions for projects that include at least twenty percent (20%) of the total units for lower income households, at least ten percent (10%) for very low income households, or at least twenty percent (20%) for persons and families of moderate income in a common interest development.
 3. Three incentives or concessions for projects that include at least thirty percent (30%) of the total units for lower income households, at least fifteen percent (15%) for very low income households, or at least thirty percent (30%) for persons and families of moderate income in a common interest development.
- C. Incentives or in-lieu incentives may include, but are not limited to, the following:
1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements that exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required (see Section 19.545.060) that results in identifiable, financially sufficient and actual cost reductions.
 2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial or other land uses will reduce the cost of the housing development and if the commercial, office, industrial or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.
 3. Other regulatory incentives or concessions proposed by the developer or the City that result in identifiable cost reductions;
 4. Direct financial aid including, but not limited to redevelopment set-aside funding, community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.
- D. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.
- E. For the purpose of the Chapter, “development standard” Includes site or construction conditions that apply to a residential development pursuant to any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution, or regulation.

- F. Consistent with Government Code Section 65915 (j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.

19.545.060 Parking Standards Incentive

- A. Chapter 19.580 (Parking and Loading) discusses parking and loading development standards. However, upon request of the applicant, the maximum following parking standards shall apply, inclusive of handicapped and guest parking, to the entire housing development that meets standards of Section 19.545.020 A:
1. One onsite parking space for up to one bedroom;
 2. Two onsite parking spaces for up to three bedrooms; and
 3. Two and one-half parking spaces for more than three bedrooms.
- B. All parking calculations for the development resulting in a fraction shall be rounded up to the next whole number.
- C. Parking may be provided by tandem parking or uncovered parking, but not by on street parking.
- D. Any applicant may request additional parking incentives or concessions beyond those provided in this section pursuant to 19.545.020.

19.545.070 Continued Affordability

- A. An applicant shall agree to, and the City shall ensure, continued affordability of all lower income density bonus units for 30 years or a longer period of time if required by the construction or mortgage financing assistance program, mortgage insurance program, or rental subsidy program.
1. Those rental units targeted for lower income households shall be affordable at a rent that does not exceed thirty percent (30%) of sixty percent (60%) of area median income.
 2. Those rental units targeted for very low income households shall be affordable at a rent that does not exceed thirty percent (30%) of fifty percent (50%) of area median income.
 3. Ownership units shall be made available only to households whose income does not exceed the limits for the targeted households for the duration of the affordable housing agreement.

- B. An applicant shall agree to, and the City shall ensure, that the initial occupant of the moderate-income units that are directly related to the receipt of the density bonus in a common interest development are persons and families of moderate income.
1. Upon resale, the seller of the unit shall retain the value of any improvements, the down payment, and the sellers proportionate share of appreciation. The City shall recapture its proportionate share of appreciation, which shall then be used within three years for any purpose described in Section 33334.2 (e) of the Health and Safety Code that promote home ownership. The City's share shall be equal to the percentage by which the initial sales price to the moderate-income household was less than the fair market value of the home at the time of initial sale.
 2. If there is any direct financial contribution from the City through participation in the cost of infrastructure, write-down of land costs, or subsidizing the cost of construction, the City may limit the amount of the unit upon resale for a period of 45 years for single-family residential units and 55 years for multi-family residential units.
- C. Affordability shall be ensured by requiring the applicant to enter into an affordable housing agreement that shall be approved by the City Attorney's office, shall be recorded and run with the land.
- D. These requirements shall apply to land transferred pursuant to 19.545.040 and to any very low income units built on such land; the thirty (30) year period shall commence from the date that the final certificate is issued.

19.545.080040 Affordable Housing Agreement

- A. Applicants requesting a density bonus and/or ~~additional~~ incentive, shall agree to enter into an Affordable Housing Agreement with the City. The terms of the draft agreement shall be reviewed and revised as appropriate by the Planning Director, who shall formulate a recommendation to the City Council for final approval.
- B. An applicant shall agree to continued affordability of all low- income, very low- income and senior citizen housing developments with density bonus units for at least thirty (30) years. An applicant shall agree to continued affordability of the moderate- income units that are directly related to the receipt of the density bonus for at least ten (10) years if the housing is in a ~~common interest development condominium project~~.
- C. The Affordable Housing Agreement shall include at least the following:
1. The total number of units approved for the Housing Development, including the number of affordable units.
 2. A description of the household income group to be accommodated by the Housing Development and the standards for determining the corresponding affordable rent or affordable sales price and housings cost.

3. The location, unit sizes (square feet), and number of bedrooms of the affordable units.
4. Tenure of use restrictions for affordable units of at least ten (10) or thirty (30) years.
5. A schedule for completion and occupancy of the affordable units.
6. A description of the development incentive(s) or equivalent financial incentives being provided by the City.
7. A description of remedies for breach of the agreement by either party (the City may identify tenants or qualified purchasers as third party beneficiaries under the agreement).
8. A recorded covenant for the affordable housing project shall be drafted to provide for liquidated damages to be paid to the City should a breach of the terms of the agreement occur. The amount of the liquidated damages shall be determined by the City of Riverside.
9. Other provisions to ensure implementation and compliance with this Chapter.
 - a. In the case of for-sale housing developments, the Affordable Housing Agreement shall provide for the following conditions governing the initial sale and use of affordable units during the applicable use restriction period:
 - (1) Affordable units shall, upon initial sale, be sold to eligible very-low or low- income households at an affordable sales price and housing cost, or to qualified residents.
 - (2) Affordable units shall be initially owner-occupied by eligible very-low or low-income households, or by qualified residents.
 - (3) The initial purchaser of each affordable unit shall execute an instrument or agreement approved by the City restricting the sale of the affordable unit in accordance with this Ordinance during the applicable use restriction period. Such instrument or agreement shall be recorded against the parcel containing the affordable unit and shall contain such provisions as the City may require to ensure continued compliance with this Ordinance and the State Density Bonus Law. An applicant shall also comply with any adopted monitoring policies and procedures.
 - b. In the case of rental housing development, the Affordable Housing Agreement shall provide for the following conditions governing the use of affordable units during the use restriction period:
 - (1) The rules and procedures for qualifying tenants, establishing affordable rent, filing vacancies, and maintaining affordable units for qualified tenants;
 - (2) Provisions requiring owners to verify tenant incomes and maintain books and records to demonstrate compliance with this Chapter;
 - (3) Provisions requiring the property owner to submit an annual report to the City, that includes the name, address, and income of each

person occupying affordable units, and that identifies the bedroom size and monthly rent or cost of each affordable unit.

19.545.050 ~~Equivalent In-lieu Incentives and Additional Incentives~~

~~A. Additional incentives or in-lieu incentives may include, but are not limited to, the following:~~

- ~~1. A reduction in site development standards or a modification of Zoning Code requirements or architectural design requirements which exceed the minimum building standards approved by the State Building Standards Commission as provided in Part 2.5 (commencing with Section 18901) of Division 13 of the Health and Safety Code, including, but not limited to, a reduction in setback and square footage requirements and in the ratio of vehicle parking spaces that would otherwise be required;~~
- ~~2. Approval of mixed use zoning in conjunction with the housing project if commercial, office, industrial, or other land uses will reduce the cost of the housing development and if the commercial, office, industrial, or other land uses are compatible with the housing project and the existing or planned development in the area where the proposed housing project will be located.~~
- ~~3. Other regulatory incentives or concessions proposed by the developer or the City which result in identifiable cost reductions;~~
- ~~4. Direct financial aid including, but not limited to redevelopment set-aside funding, community development block grant funding, or subsidizing infrastructure, land cost or construction costs or other incentives of equivalent financial value based upon the land costs per dwelling unit.~~

~~B. The value of each incentive will vary from project to project, therefore, additional incentives or in-lieu incentives shall be determined on a case-by-case basis.~~

~~C. Development Standard means any ordinance, general plan element, specific plan, charter amendment or other local condition, law policy, resolution or regulation.~~

~~D. Consistent with Government Code Section 65915 (j), the granting of a concession or incentive shall not be interpreted, in and of itself, to require a general plan amendment, zoning change, or other discretionary approval. This provision is declaratory of existing law.~~

~~E. The applicant for a project meeting the requirements of Section 19.545.020 (A) may submit a proposal as part of an application for discretionary permits for specific incentive(s) or concession(s) and the City shall grant the requested incentive(s) or concession(s) unless the City make a written finding, based on substantial evidence, of either of the following:~~

- ~~1. The incentive or concession is not required in order to provide for affordable housing costs, as defined in Section 50052.5 of the Health and Safety Code, or for rents for targeted units as specified in Section 65915 (c) of the State Government Code.~~

-
- ~~2. The incentive or concession would have a specific adverse impact as defined in paragraph (2) of subdivision (d) of Section 65589.5 of the Government Code, upon public health and safety or the physical environment or on any real property that is listed in the California Register of Historical Resources and for which there is no feasible method to satisfactorily mitigate or avoid the specific adverse impact without rendering the development unaffordable to low- and moderate-income households.~~

~~19.545.070~~ ~~Procedures for Waiving or Modifying Development Standards for Density Bonus Developments~~

~~In granting a density bonus, the Appropriate Approving Authority may waive development standards related to lot size, building height and interior side yard setbacks, except when adjacent to an existing single family residence, number and type of parking spaces and private and common space. (See Gov. Code 65915 (d)(2)).~~

19.545.090080 Eligibility Requirements

Only households meeting the standards for lower-income households (low and very low), moderate-income households, and qualified (senior) residents as defined in Section 19.545.020 A shall be eligible to occupy target dwelling units.

19.545.100

Nothing in this Section shall be construed to prohibit the City from granting a density bonus greater than what is described in this section for a development that meets the requirements of this Section or from granting a proportionately lower density bonus than what is required by this Section for developments that do not meet the requirements of this Section.

19.545.110090 Management and Monitoring of Affordable Rental Units

Rental target dwelling units shall be managed/operated by the developer or his or her agent. Each developer of rental target dwelling units shall submit an annual report to the City identifying which units are target dwelling units, the monthly rent, vacancy information for each target rental dwelling unit for the prior year, monthly income for tenants of each target rental dwelling unit throughout the prior year, and other information as required by the City, while ensuring the privacy of the tenant.

19.545.120100 Density Bonus for Childcare Facilities

- A. When an applicant proposes to construct a housing development that conforms to the requirements of this Chapter and includes a childcare facility that will be located on the premises of, as part of, or adjacent to, the project, the City shall grant either of the following:
1. An additional density bonus that is an amount of square feet of residential space that is equal to the amount of square feet in the childcare facility; or

2. An additional concession or incentive that contributes significantly to the economic feasibility of the construction of the childcare facility.
- B. The City shall require as a condition of approving the childcare facility that the following occur:
1. The childcare facility shall remain in operation for a period of time that is as long as or longer than the period of time during which the density bonus units are required to remain affordable.
 2. Of the children who attend the childcare facility, the children of very low income households, lower income households, or families of moderate income shall equal a percentage of dwelling units that are required for very low income households, lower income households, or families of moderate income.
- C. Notwithstanding any requirement of this subdivision, the City shall not be required to provide a density bonus or concession for a childcare facility if it finds, based upon substantial evidence, that the community has adequate childcare facilities.
- D. “Childcare facility,” as used in this Section, means a child day care facility other than a family day care home, including, but not limited to, infant centers, preschools, extended daycare facilities, and school age child care centers.

19.545.130 Appeals

Any appeal relating to density bonuses, incentives, concessions, or waivers/modifications of development standards shall be governed by Chapter 19.680 (Appeals).

Chapter 19.550***Fences, Walls and Landscape Materials*****19.550.010 Purpose**

This Chapter sets forth standards for the construction and maintenance of fences, walls, and landscape materials to ensure that such features are aesthetically pleasing and can provide for privacy and safety without obstructing views and without creating a public safety hazard or nuisance.

19.550.020 Prohibited Materials

Fences or walls containing razor wire (**visible to a public right-of-way, alley or parking lot**), barbed wire or electrified wire shall be prohibited unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.030 Height and Location Provisions

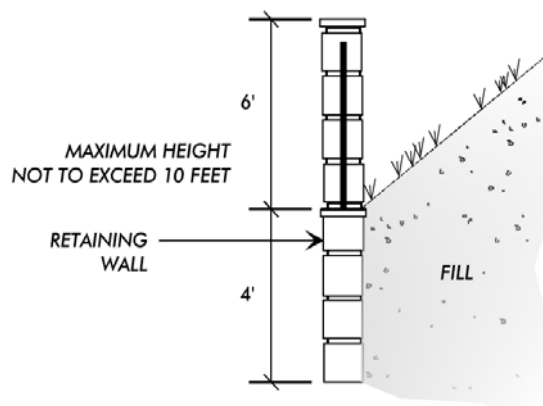
Fences, walls, and hedges shall be allowed in conformance with the following provisions:

A. Front Yards

1. In the RA-5, RC, RR and RE Zones, any fence or wall in the required front yard setback may be up to 6 feet in height, provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
2. In all other zones, front yard fences or walls shall not exceed 4 feet in height provided that the openwork portion of the fence or wall above a height of 3 feet shall be no more than one part solid to three parts open with no portion of the solid wall, excluding pilasters, extending above 3 feet.
3. The height of fences or walls in front yard areas shall be measured inclusive of retaining wall portion.

B. Side and Rear yards

1. A fence or wall along a side or rear property line may be up to 6 feet in height provided it does not extend into a front yard. Higher fences or walls in commercial or industrial zones may be required by other provisions of the Zoning Code.
2. In side and rear yard areas, the height of fences or walls may be increased in height by up to a maximum of 4 feet by retaining wall portions.



19.550.030 B 2
Height of Retaining Walls

3. The fencing around tennis courts along rear and interior side yards shall not exceed twelve (12) feet in height and must be partially open above 6 feet in height subject to approval of the Zoning Administrator.

C. All Yards

1. All height restrictions applying to fences and wall shall apply equally to hedges planted within required yards forming a barrier serving the same visual purpose as a fence or wall.
2. Notwithstanding ~~A and B C and E~~ above, any minimum required height of walls established by the Zoning Code for screening or safety purposes shall be measured from the highest grade, not including retaining wall portion.

D. Exceptions

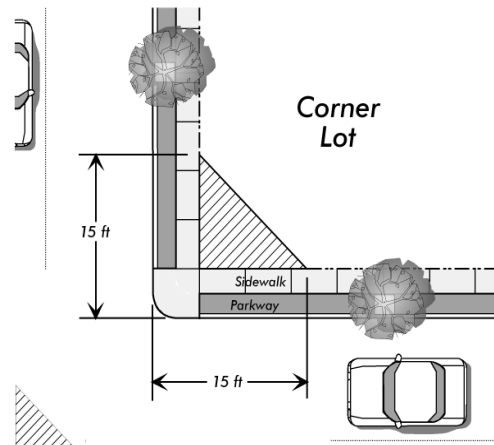
1. Fences or walls around a public utility building or structure may exceed the provisions of this Section as needed for security or public safety, subject to approval of the Zoning Administrator.
2. Outdoor storage shall be subject to the location and design regulations of Chapter 19.510 (Outdoor Storage).

19.550.040 Fences, Walls and Hedges Not in Compliance

Any fence, wall or hedge that does not comply with this Chapter is not permitted unless a variance is granted pursuant to Chapter 19.720 (Variance).

19.550.050 Sight Clearance Requirements

To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street intersections, a clear cross-visibility area shall be maintained at the intersection of the public rights-of-way, unobstructed by any fence or wall taller than 3 feet above the street grade. At any corner formed by the intersection of 2 streets, the required clear cross-visibility area shall be a triangle with 2 street sides 15 feet long extending along the curb line of each street.

19.550.060 New Residential Construction

19.550.050
Clear Visibility Triangle

For any new construction of a single-family residence, any wall along a street rear yard, street side yard or front yard between the house and the side yard shall be constructed with a decorative masonry material subject to Zoning Administrator approval. Other type fencing is not permitted in these areas. This provision does not apply to interior rear or interior side yard fences and walls.

Chapter 19.554

Trash/Recyclable Materials Collection Area Enclosures**19.554.010 Purpose**

This Chapter sets forth standards for the construction of trash/recyclable materials collection area enclosures to ensure that such features are aesthetically pleasing and screen the trash and recycle containers without obstructing views or causing a public safety hazard or nuisance.

19.554.020 Design and Development Standards

- A. Centralized trash/recyclable materials collection areas shall be provided for all development projects, with the exception of detached and attached single-family subdivisions and planned communities and any multi-family development containing 3 or fewer units. All such required areas shall be enclosed and screened pursuant to the requirements of this section.
- B. The required number of enclosures shall be determined by the Public Works Department, Solid Waste Division.
- C. All trash/recyclable materials collection enclosure areas shall be easily accessible to residents and tenants, including easy pedestrian access for the disposal of materials and collection by refuse vehicles. Where a bin or bins serves a residential development with 5 or more units, the enclosure shall be designed to allow for gateless pedestrian access, unless through review of the site plan it is determined that such access cannot physically be provided.
- D. Two general types of trash/recyclable materials collection enclosure areas shall be permitted: a basic enclosure and a full-feature enclosure. These enclosures shall be as defined and described in the City of Riverside Trash Enclosure Policies maintained by the Planning Division and Public Works Department, Solid Waste Division. Basic enclosures shall only be permitted for developments containing 4 or fewer residential units or nonresidential lease spaces.
- E. All trash/recyclable materials collection enclosure areas shall comply with the development standards set forth in the City of Riverside Trash Enclosure Policies. At a minimum, the following standards shall apply.
 - 1. The collection area shall be enclosed on 3 sides by a minimum 6-foot-tall decorative masonry wall. The wall materials used shall be complementary in color and style to architectural components of the development they serve. The fourth side of the enclosure shall be enclosed with an opaque and latchable gate designed to the standards set forth in the City of Riverside Trash Enclosure Policies.

- 2. The enclosure shall be screened with plant materials as defined through the Design Review process.
- F. Plans shall be submitted for all proposed enclosure areas. Plans shall be drawn to scale and shall include complete elevations, plot plans, and construction details.
- G. Design modifications to accommodate special circumstances are allowed. However, all deviations from standard requirements and policies must be approved through the Design Review process prior to the issuance of building permits.

Chapter 19.555***Outdoor Equipment Screening***

19.555.010 Purpose

This Chapter sets forth standards for the outdoor equipment (mechanical and utilities) screening to ensure that such features are aesthetically pleasing and adequately screen the equipment without obstructing views or causing a public safety hazard or nuisance.

19.555.020 Design and Development Standards**A. General**

All outdoor equipment, whether on a roof, side of a structure, or on the ground, shall be appropriately screened from public view. The method of screening shall be architecturally integrated with the adjacent structure in terms of materials, color, shape and size. Where individual equipment is provided, a continuous screen is desirable.

B. Exterior Mechanical Equipment

1. Exterior mechanical equipment, except solar collectors, shall be screened from view on all sides by architectural features that are compatible in color and design with the primary structure. For rooftop equipment, the screening materials shall be at least as high as the equipment being screened. Equipment requiring screening includes, but is not limited to, heating, air conditioning, refrigeration equipment, plumbing lines, ductwork, and transformers.
2. Where Design Review is required for the primary structure or use pursuant to Chapter 19.710 (Design Review) of this Title, such review shall include review of required mechanical equipment screening for conformance with the provisions of this paragraph.
3. Mechanical equipment shall not be permitted on any exposed portion of a pitched roof, except as may be approved through the Design Review process (Chapter 19.710).

C. Ground-mounted Utility Equipment

1. Ground-mounted utility equipment such as, but not limited to, cable television boxes, electric power transformers and distribution facilities, water pumps, and telecommunications facilities (not including pole-mounted equipment) shall be screened from view on all sides with solid masonry walls or similar permanent structures. Such masonry wall or structure shall be of a neutral color. Screening with wood, chain-link, or similar fencing materials shall not be permitted.

2. Electric and other metering equipment and panels shall be painted to match adjacent building and wall surfaces.
3. Where Design Review is required for the primary structure or use pursuant to Chapter 19.710 (Design Review) of this Title, such review shall include review of required mechanical equipment screening for conformance with the provisions of this paragraph.

Chapter 19.556***Lighting***

19.556.010 Purpose

This Chapter sets forth standards for the lighting to ensure that lighting provided for projects is adequate to light the project for safety while not causing light spillage onto neighboring properties.

19.556.020 Design and Development Standards

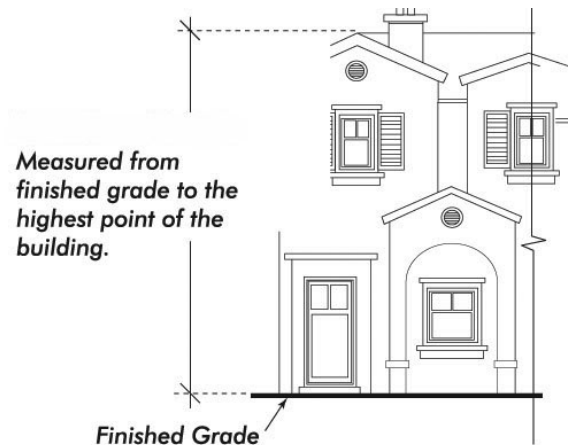
- A. Lighting for safety purposes shall be provided at entryways, along walkways, between buildings and within parking areas.
- B. Lighting support structures shall not exceed the maximum permitted building height.
- C. All on-site lighting shall provide an intensity of one foot-candle at ground level throughout the areas serving the public and used for parking.
- D. Flickering or flashing lights shall not be permitted.
- E. Light sources shall not be located in required buffer areas, except those required to illuminate pedestrian walkways.
- F. All lights shall be directed, oriented and shielded to prevent light from shining onto adjacent properties, onto public rights-of-way and into driveway areas in a manner that would obstruct drivers' vision.
- G. Light poles shall not exceed 20 feet in height, including the height of any concrete or other base material.
- H. The City may require submittal of an exterior lighting plan as part of any development application or as a condition of approval of a project.

Chapter 19.560***Building Height Measurement*****19.560.010 Purpose**

This Chapter establishes the method for measuring the height of structures in compliance with the height limits set forth in the Zoning Code, and specifies exceptions to height limits.

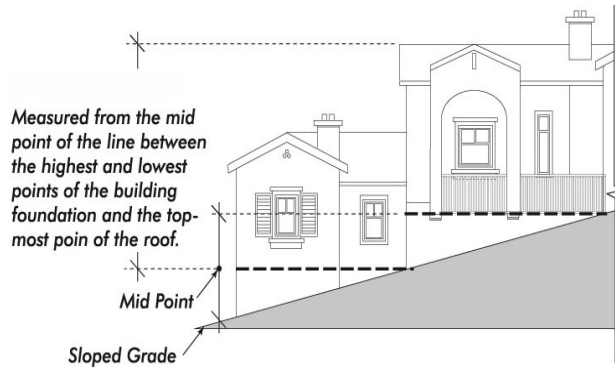
19.560.020 Height Measurement

- A. Except as noted in Figure 19.560.020 B (Structure Height on Split Pad), structure height shall be measured as the vertical distance between the building pad elevation or finished grade and the highest point of the subject building or structure. The highest point shall be the coping of a flat roof, deck line of a mansard roof, or peak of the highest gable of a pitch or hip roof, exclusive of vents, air conditioners, chimneys, and similar objects.

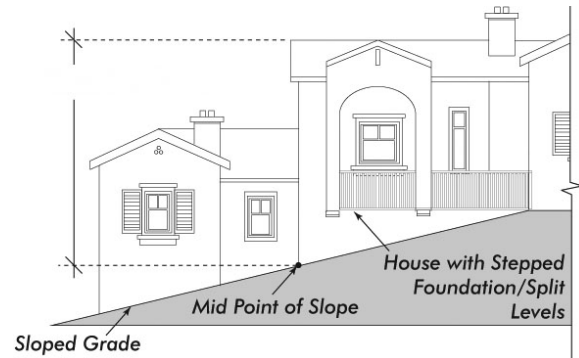


19.560.020 A
Structure Height

- B. For sloped lots having a building with a stepped foundation or split levels, the height shall be measured as the vertical distance from the mid point of a line between the highest and lowest points of the building pads or foundation and the top-most point of the roof.



19.560.020 B
Structure Height on Slope



19.560.020 B
Structure Height on Split Pad

19.560.030 Exceptions to Height Limits

The following exceptions to height limits are allowed, provided compliance is achieved with all other applicable requirements and development standards of the Zoning Code.

- A. Uninhabited architectural design features such as towers, spires, steeples, domes, and cupolas may exceed the specified height limit by a maximum of 10%, subject to approval by the appropriate Approving **or Appeal** Authority.
- B. Roof structures for the housing of elevators, stairways, tanks, ventilating fans or similar equipment required to operate and maintain the building and fire or parapet walls, chimneys, smokestacks, wireless masts or similar structures, but excluding wireless communications equipment, may be erected above the height limits prescribed in the Zoning Code; provided, that the same may be safely erected and maintained at such height in view of the surrounding conditions and circumstances, but no roof structure or any space above the height limit shall be allowed for the purpose of providing additional floor space, subject to approval by the appropriate Approving **or Appeal** Authority.

Chapter 19.570***Water Efficient Landscaping and Irrigation*****19.570.010 Purpose**

- A. This Chapter establishes minimum landscape standards for all uses for the purpose of enhancing the appearance of developments, reducing heat and glare, controlling soil erosion, conserving water, providing recreation areas, cleaning the air and water, offering fire protection, replacing ecosystems displaced by development, establishing a buffer and/or screen between residential and non-residential land uses, and ensuring the ongoing maintenance of landscape areas.
- B. This Chapter also implements the California Water Conservation in Landscaping Act (Government Code Article 10.8) by establishing a structure for designing, installing and maintaining water efficient landscapes.
- C. This Chapter promotes the use of recycled water for landscaping.
- D. Promote the values and benefits of landscapes while recognizing the need to invest water and other resources as efficiently as possible.
- E. Establish a structure for designing, installing and maintaining water efficient landscapes.

19.570.020 Applicability

- A. Owners and/or occupants of properties fronting on, or adjacent to, any portion of a street shall landscape, irrigate and maintain required yards adjacent to the street and comply with the provisions of **this Chapter as well as Chapters 6.14 (Landscape Maintenance) and 13.06 (Vegetation Maintenance) of the Municipal Code** ~~subsection (B) of this Section 6.14.020 as well as Chapter 13.06~~ for any landscaping along said street or within the street right-of-way adjacent to their property fronting on, or adjacent to, any portion of the street.
- B. Any Development that is subject to Design Review (Chapter 19.710) shall also comply with Sections 19.570.040 (Provisions for the Review and Certification of Landscaping and Irrigation) through 19.570.050 (Certificate of Substantial Completion) and 19.570.060 B (Efficient Water Use Educational Program), if applicable.

19.570.030 General Landscaping Standards

These standards shall apply to all lots within the City.

- A. Any landscaping required by this Chapter shall be installed, permanently irrigated and maintained in a healthy and thriving condition
- B. Trees may be planted in any required yard areas.

- C. To safeguard against vehicle, bicycle, and pedestrian collisions caused by visual obstructions at street intersections, a clear cross-visibility area shall be maintained at the intersection of all public rights-of-way pursuant to 19.550.050 (Sight Clearance Requirements).
- D. Landscaping and vegetation throughout the City shall be maintained pursuant to Chapters 6.14 (Landscape Maintenance) and 13.06 (Vegetation Maintenance) of the Municipal Code.
- E. Landscape planting shall emphasize drought-tolerant and native species, complement the architectural design of structures on the site, and be suitable for the soil and climatic conditions of the site.
- F. All front and visible side yards shall be landscaped consistent with the provisions of this Chapter.

19.570.040 Provisions for the Review and Certification of Landscaping and Irrigation

A. Applicability

- 1. Except as provided in subsection B, this Section shall apply to:
 - a. All installations of new landscaping and irrigation for public projects and private development projects that require review and approval by the Zoning Administrator;
 - b. Developer-installed landscaping and irrigation in multifamily projects that require review and approval by the Zoning Administrator.
- 2. Projects subject to this Chapter shall conform to the provisions of this Section and shall be subject to the review and approval of the Zoning Administrator in accordance with Chapter 19.710 (Design Review).

B. Exceptions

- 1. This Chapter shall not apply to:
 - a. Landscaping and irrigation of single-family dwellings and duplexes;
 - b. Cemeteries;
 - c. Designated historical sites that are subject to review ~~under Title 20 and approval of the Cultural Heritage Board;~~
 - d. Ecological restoration projects that do not require a permanent irrigation system;
 - e. Mined-land reclamation projects that do not require a permanent irrigation system;
 - f. Public parks.

C. Landscaping Submittal Package

- 1. An application shall be submitted to the Planning ~~Division and Building Department~~ for review and approval by the Zoning Administrator. No certificate of occupancy

or other final City approval shall be issued until the City reviews and approves the landscape plans and the landscaping and irrigation are installed in accordance with approved plans.

2. A copy of the approved landscape plans and conditions of approval shall be provided to the property owner or site manager along with the record drawings and any other information normally forwarded to the property owner or site manager.
3. Applications submitted to the Planning ~~Division and Building Department~~ requesting landscaping review shall include the following information:

Water Conservation Concept Statement:

- a. The Water Conservation Concept Statement is a cover sheet that shall serve as a checklist to verify that the elements of the Landscape Documentation Package have been completed and as a narrative summary of the project.
- b. Forms for the Water Conservation Concept Statement shall be available at the Planning ~~Division~~ Department.

Calculation of the Annual Water Budget:

- c. The annual water budget is determined by the following formula:

$$AWB = \frac{(56.65) (0.8) (TLA)}{1200}$$

where:

AWB = Annual water budget in billing units per year (one billing unit = 100 cubic feet = 748 gallons).

56.65 = Reference evapotranspiration in inches of water per year.

0.8 = Allowable percentage.

TLA = Total landscaped area per water meter in square feet.

1200 = Conversion factor to produce a formula total in billing units. (To convert the answer to gallons, multiply the formula by 748).

- d. Portions of landscaped areas in public and private projects such as parks, playgrounds, sports fields, golf courses, driving ranges, or school yards where turf serves recreational purposes may require a supply of water in addition to the Estimated Annual Water Budget. A statement shall be included with the Landscape Design Plan, designating those areas to be used for such purposes and specifying any needed amount of additional water above the Annual Water Budget.

Estimated Annual Water Use:

- e. A calculation of the estimated annual water use shall be submitted with the landscape documentation package. The estimated annual water use shall be calculated using the following formula:

$$EAWU = (56.65) (KC) (HA) (DE) (AE) (1200)$$

where:

- EAWU = Estimated annual water use in billing units per year (one billing unit = 100 cubic feet = 748 gallons).
- 56.65 = Reference evapotranspiration in inches of water per year.
- KC = Crop coefficient (for a specific plant from the Water Needs of Plants list on file in the Planning ~~Division~~ and ~~Building Department~~).
- HA = Hydrozone area in square feet.
- DE = Distribution efficiency of the irrigation system expressed as a decimal as listed in Section 19.570.070 of this Chapter.
- AE = Application efficiency of the irrigation system expressed as a decimal as listed in the 19.570.070 of this Chapter.
- 1200 = Conversion factor to produce a formula total in billing units. (To convert the answer to gallons, multiply the formula by 748).

- f. If the Estimated Annual Water Use is greater than the Estimated Annual Water Budget, the Zoning Administrator may require revisions to the landscaping or irrigation specifications or design to achieve greater water efficiency.

Landscape Design Plan: With the exception of projects having a net size of one-half acre or less, all plans required to be submitted under the provisions of this Chapter shall be wet stamped and signed by a landscape architect licensed to practice in the State of California.

- g. Plant Selection and Grouping:
- (1) Any plants may be used in the landscape; however, if the estimated annual water use exceeds the annual water budget, the Zoning Administrator may require revisions to the landscape and/or irrigation plans to achieve greater water efficiency.
 - (2) Plants having similar water use shall be grouped together in distinct hydrozones.
 - (3) Plants shall be selected appropriately based upon their adaptability to the climatic, geologic, and topographical conditions of the site. Protection and preservation of native species and natural areas is encouraged. The planting of trees is encouraged wherever it is consistent with the other provisions of this Chapter.
 - (4) Fire prevention needs shall be addressed in areas that are fire prone. Information about fire prone areas and appropriate landscaping for fire safety is available from the Riverside Fire Department or the California Department of Forestry.
 - (5) A mulch of at least two inches shall be applied to all new planting areas except turf as appropriate. Slopes exceeding 4:1 shall receive jute netting or another appropriate means of slope stabilization and water retention.
- h. Water Features:
- (1) Decorative water features shall be designed to re-circulate the water and avoid unnecessary flows to waste.

- (2) Pool and spa covers are encouraged.
- i. Landscape Design Plan Specifications. The landscape design plan shall be drawn on project base sheets at a scale that accurately and clearly identifies:
 - (1) Designation of hydrozones.
 - (2) Landscape materials, trees, shrubs, ground cover, turf, and other vegetation. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated.
 - (3) Property line, compass directions and street names.
 - (4) Streets, driveways, walkways, and other paved areas.
 - (5) Pools, ponds, water features, fences, and retaining walls.
 - (6) Existing and proposed buildings and structures including elevations if applicable.
 - (7) Natural features including but not limited to rock outcroppings, existing trees, shrubs proposed to remain and those proposed to be removed.
 - (8) Tree staking, plant installation, soil preparation details, and any other applicable planting and installation details.
 - (9) Calculation of the total landscaped area in square feet.
 - (10) Designation of recreational areas.

Irrigation Design Plan: An irrigation design plan meeting the following conditions shall be submitted as part of the landscape application.

- j. Irrigation Design Criteria:
 - (1) Run-off and overspray.

Soil types and infiltration rate shall be considered when designing irrigation systems. All irrigation systems shall be designed to minimize run-off, low-head drainage, overspray, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. Proper irrigation equipment and schedules, including features such as repeat cycles, shall be used to closely match application rates to infiltration rates, thereby minimizing run-off.

Special attention shall be given to minimize run-off on slopes and to minimize overspray in planting areas with a width less than ten feet, and in median strips.

No overhead sprinkler irrigation systems shall be installed in median strips less than ten feet wide.
 - (2) Equipment

Water meters. Separate developer installed landscape water submeters are recommended for all projects except for single-family homes or any project with a landscaped area of less than five thousand square feet.
 - (3) Controllers.

Automatic control systems shall be required for all irrigation systems and must be able to accommodate all aspects of the design.

(4) Valves.

Plants that require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water use shall be used in that area. Anti-drain (check) valves shall be installed in strategic points to minimize or prevent low-head drainage.

(5) Sprinkler heads.

Heads and emitters shall have consistent application rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.

(6) Soil Moisture Sensing Devices.

Soil moisture sensing devices shall be considered where appropriate.

k. Recycled Water:

(1) The installation of recycled water irrigation systems (dual distribution systems) may be required by the Zoning Administrator to allow for the current and future use of recycled water.

(2) The recycled water irrigation systems shall be designed and operated in accordance with all local and State codes.

l. Irrigation Design Plan Specifications:

Irrigation systems shall be designed to be consistent with hydrozones. The irrigation design plan shall be drawn on project base sheets. It shall be separate from, but use the same format as, the landscape design plan. The scale shall be the same as that used for the landscape design plan described in subdivision 4 of this subsection. The irrigation design plan shall accurately and clearly identify:

(1) Location and size of water meters for the landscape.

(2) Location, type, and size of all components of the irrigation system, including automatic controllers, main and lateral lines, valves, sprinkler heads, moisture sensing devices, rain switches, quick couplers, backflow prevention devices and all other information required by the Zoning Administrator.

(3) Static water pressure at the point of connection to the public water supply.

(4) Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each station.

(5) Recycled water irrigation systems as specified in subsection (C)(5)(b).

Irrigation Schedules: Irrigation schedules satisfying the following conditions shall be submitted as part of the landscape documentation package.

m. An annual irrigation program with monthly irrigation schedules shall be required for the plant establishment period, for the established landscape, and for any temporarily irrigated areas.

n. The irrigation schedule shall:

- (1) Include run time (in minutes per cycle), suggested number of cycles per day, and frequency of irrigation for each station; and
- (2) Provide the amount of applied water (in hundred cubic feet, gallons, or in whatever billing units the local water supplier uses) recommended on a monthly and annual basis.
- o. The total amount of water for the project shall include water designated in the estimated annual water use calculation plus water needed for any water features, which shall be considered as a high water using hydrozone.
- p. Recreational areas designated in the landscape design plan shall be highlighted and the irrigation schedule shall indicate the amount of water needed above the annual water budget because of high plant factors (but not due to irrigation inefficiency).
- q. Whenever possible, irrigation scheduling shall incorporate the use of evapotranspiration data such as those from the California Irrigation Management Information System (CIMIS) weather stations to apply the appropriate levels of water for different climates.
- r. Whenever possible, landscape irrigation shall be scheduled to avoid irrigating during times of high wind or high temperature.

Landscape Irrigation Audit Schedules (Optional):

- s. Irrigation audits shall be in accordance with the State of California Landscape Water Management Program as described in the Landscape Irrigation Auditor Handbook (June 1990) version 5.5 (formerly Master Auditor Training).
- t. A landscape irrigation audit shall be conducted by a certified landscape irrigation auditor at the completion of irrigation installation and prior to release of occupancy.
- u. For all ~~non-City-owned~~ projects subject to this Chapter, the Public Utilities Department shall make available information regarding the benefits of regularly scheduled water audits.
- ~~v. For all City-owned projects subject to this Chapter, landscape irrigation audits shall be conducted every five years following completion of landscaping and irrigation. Deficiencies determined as a result of these audits shall be addressed through the budget and capital improvement process.~~

Grading Design Plan: Grading design plans satisfying the following conditions shall be submitted as part of the landscape documentation package:

- w. A grading design plan shall be drawn on project base sheets. It should be separate from but use the same format as the landscape design plan. If the irrigation design is drawn on the grading plan, all irrigation components and information must be clearly legible.
- x. The grading design plan shall indicate finished configurations and elevations of the landscaped area, including the height of graded slopes, drainage patterns, pad elevations, landscape mounding and finish grade.

Soil Analysis (Optional):

- y. It is recommended that a soils analysis satisfying the following conditions be submitted as part of the landscape application.
 - (1) Determination of soil texture, indicating the percentage of organic matter.
 - (2) An approximate soil infiltration rate (either measured or derived from soil texture/infiltration rate tables.) A range of infiltration rates shall be noted where appropriate.
 - (3) Measure of pH, and total soluble salts.
- z. A mulch of at least three inches shall be applied to all planting areas except turf.

19.570.050 Certificate of Substantial Completion

- A. After completing the installation of the landscaping and irrigation system, an audit shall be conducted by a certified landscape irrigation auditor prior to the final field observation.
- B. The landscape architect, certified irrigation designer, or other designer responsible for the landscape and/or irrigation design shall conduct a final field observation and shall provide a Certificate of Substantial Completion to the Planning ~~Division and Building Department~~. The certificate shall specifically indicate that plants were installed as specified, that the irrigation system was installed as designed, and that an irrigation audit has been performed, along with a list of any observed deficiencies.
- C. The Certificate of Substantial Completion shall be on a standard form provided by the Planning ~~Division and Department~~, and delivered to the Planning ~~Division and Building Department~~ and owner of property.
 - 1. No occupancy permit shall be issued until the Certificate of Substantial Completion is received and approved, and a final inspection is completed by the Planning ~~Division and Building Department~~.
 - 2. All landscaping shall be maintained in a healthy, growing condition, free of weeds and appropriately trimmed, and all irrigation shall be maintained in a fully operational condition as approved by the Zoning Administrator.

19.570.060 Efficient Water Use Educational Program

- A. Publications
 - 1. The Public Utilities Department will make available to the public, information regarding the design, installation, and maintenance of water efficient landscapes.
 - 2. Information about the efficient use of landscape water shall be provided to water users throughout the community by the Public Utilities Department.
- B. Model Homes

In each project consisting of eight or more homes, at least one model home that is landscaped shall demonstrate via installed landscaping and irrigation, the principles of water efficient landscaping and irrigation described in this Chapter.

1. The water efficient landscaped and irrigated model home site shall be identified as such by signs posted that identify such water efficient elements as hydrozones, irrigation equipment and others that contribute to the overall water efficient theme.
2. The developer shall provide information at the model home site about designing, installing, and maintaining water efficient landscaping and irrigation.

19.570.070 Definitions for the Purposes of this Chapter Only

The words used in this Chapter have the meanings as set forth below:

- A. "Allowable percentage" means a factor of 0.8, that, when applied to reference evapotranspiration, determines the annual maximum allowable water budget for an individually metered landscape project.
- B. "Annual water budget" or "AWB" means the upper limit of allowable water use for the entire landscaped area per water meter in accordance with the formula in Section 19.570.040 C 3 (Calculation of the Annual Water Budget).
- C. "Anti-drain valve" or "check valve" means a valve located under a sprinkler head to hold water in the system so it minimizes drainage from the lower elevation sprinkler heads.
- D. "Application efficiency" or "AE" is a measure of the efficiency of an irrigation system based upon the characteristics of various types of irrigation system controls as follows:
 1. 0.85 for irrigation systems that have a centralized control system or controllers that measure or can be programmed to use evapotranspiration rates, or systems that use other irrigation efficiency controls such as moisture sensors;
 2. 0.65 for irrigation systems that do not have any of the above soil or weather driven types of irrigation efficiency controls.
- E. "Application rate" means the depth of water applied to a given area, usually measured in inches per hour.
- F. "Applied water" means the portion of water supplied by the irrigation systems to the landscape.
- G. "Automatic controller" means a mechanical or solid state timer, capable of operating valve stations to set the days and length of time of a water application.

- H. "Backflow prevention device" means a safety device used to prevent pollution or contamination of the water supply due to the reverse flow of water from the irrigation system.
- I. "Conversion factor (1200)" means the number used to produce formula total in billing units of one hundred cubic feet. (To convert the answer to gallons, multiply the formula by 748).
- J. "Crop coefficient" or "KC" means a factor, expressed as a decimal, that when multiplied by reference evapotranspiration, estimates the amount of water used by a specific plant.
- K. "Distribution efficiency" or "DE" is a measure of the efficiency of an irrigation system based upon the characteristics of the various types of sprinklers and emitters as follows:
1. 0.70 for spray heads;
 2. 0.85 for gear-driven, impact or ball-driven rotors;
 3. 0.85 for bubbler heads;
 4. 0.90 for drip irrigation systems.
- L. "Ecological restoration project" means a project where the site is intentionally altered to establish a defined, indigenous, historic ecosystem.
- M. "Emitter" means a drip irrigation fitting that delivers water slowly from the system to the soil.
- N. "Established landscape" means the point at which plants in the landscape have developed roots into the soil adjacent to the root ball.
- O. "Establishment period" means the first four months after installation of the plants in the landscape.
- P. "Estimated annual water use" or "EAWU" means the estimated annual water use for an established landscaped area as calculated pursuant to the formula in Section 19.570.040 C 3 e (Estimated Annual Water Use).
- Q. "Evapotranspiration" means the quantity of water evaporated from adjacent soil surfaces and transpired by plants during a specific time.
- R. "Flow rate" means the rate at which water flows through pipes and valves (gallons per minute or cubic feet per second).
- S. "Hydrozone" means a portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule. A hydrozone may be irrigated or nonirrigated. For example, a naturalized area planted with native vegetation that will not need supplemental irrigation once established is a nonirrigated hydrozone.

- T. "Infiltration rate" means the rate of water entry into the soil expressed as a depth of water per unit of time (inches per hour).
- U. "Irrigation efficiency" means the measurement of the amount of water beneficially used divided by the amount of water applied. Irrigation efficiency is the product of distribution efficiency (DE), based upon characteristics of the various types of sprinklers/emitters, and application efficiency (AE), based upon characteristics of the various types of irrigation system controls.
- V. "Landscape irrigation audit" means a process to perform site inspections, evaluate irrigation systems, and develop efficient irrigation schedules.
- W. "Landscaped area" means the entire parcel less the building footprint, driveways, non-irrigated portions of parking lots, hardscapes (such as decks and patios), and other non-porous areas. Water features are included in the calculation of the landscaped area. Areas dedicated to edible plants, such as orchards or vegetable gardens, are not included.
- X. "Lateral line" means the water delivery pipeline that supplies water to the emitters or sprinklers from the valve.
- Y. "Main line" means the pressurized pipeline that delivers water from the water source to the valve or outlet.
- Z. "Mined-land reclamation projects" means any surface mining operation with a reclamation plan approved in accordance with the Surface Mining and Reclamation Act of 1975.
- AA. "Mulch" means any material such as leaves, bark, straw or other materials left loose and applied to the soil surface for the beneficial purpose of reducing evaporation.
- BB. "Operating pressure" means the pressure at which a system of sprinklers is designed to operate, usually indicated at the base of a sprinkler.
- CC. "Overhead sprinkler irrigation systems" means those that apply water by spraying it into the air through nozzles.
- DD. "Overspray" means the water that is delivered beyond the landscaped area, wetting pavements, walks, structures, or other non-landscaped areas.
- EE. "Record drawing" or "as-builts" means a set of reproducible drawings that show significant changes in the work made during construction and that are usually based on drawings marked up in the field and other data furnished by the contractor.
- FF. "Recreational area" means an area of active play or recreation such as a sports field, school yard, picnic ground, or other area with intense foot traffic.

- GG. "Recycled water," "reclaimed water," or "treated sewage effluent water" means treated or recycled waste water of a quality suitable for non-potable uses such as landscape irrigation, but not intended for human consumption.
- HH. "Reference evapotranspiration" or "ET_o" means a standard measurement of environmental parameters that affect the water use of plants. Reference evapo-transpiration is given as 56.65 inches of water per year, and represents the annual historic average evapotranspiration of a large field of four to seven inch tall cool season grass that is well watered and located in the area of Riverside County.
- II. "Rehabilitated landscape" means any relandscaping project that requires a permit.
- JJ. "Run-off" means water that is not absorbed by the soil or landscape to which it is applied and flows from the area. For example, run-off may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or when there is a severe slope.
- KK. "Soil moisture sensing device" means a device that measures the amount of water in the soil.
- LL. "Soil texture" means the classification of soil based on the percentage of sand, silt, and clay in the soil.
- MM. "Sprinkler head" means a device that sprays water through a nozzle.
- NN. "Static water pressure" means the pipeline or municipal water supply pressure when water is not flowing.
- OO. "Station" means an area served by one valve or by a set of valves that operate simultaneously.
- PP. "Turf" means a surface layer of earth containing mowed grass with its roots. Annual bluegrass, Kentucky bluegrass, perennial rye grass, red fescue, and tall fescue are cool-season grasses. Bermuda grass, kikuyu grass, seashore paspalum, St. Augustine grass, zoysia grass, and buffalo grass are warm-season grasses.
- QQ. "Valve" means a device used to control the flow of water in the irrigation system.
- RR. "Water conservation concept statement" means a narrative summary of the means employed to conserve water in a project's design along with documentation as to the means by which the annual water budget and estimated annual water use figures were derived.

